

007.0

0006

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
879,500 / 879,500
879,500 / 879,500
879,500 / 879,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MANGINO COSMO & MARIA/TRS	
Owner 2: COSMO MANGINO TRUST	
Owner 3:	

Street 1: 71 OSSIPPEE ROAD	
Street 2:	

Twn/City: SOMERVILLE	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 02144	Type:
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PREVIOUS OWNER

Owner 1: MANGINO COSMO & MARIA -	
Owner 2: -	

Street 1: 71 OSSIPPEE ROAD	
Twn/City: SOMERVILLE	

St/Prov: MA	Cntry
Postal: 02144	

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

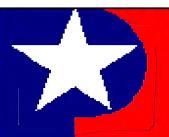
t		Gas:	
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LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4380		Sq. Ft.	Site		0	80.	1.26	1									441,119						441,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4380.000	433,300	5,100	441,100	879,500		6647
							GIS Ref
							GIS Ref
							Insp Date
							03/10/18



USER DEFINED

Prior Id # 1: 6647	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	18:54:26
LAST REV	
Date	Time
03/27/18	11:34:59
apro	
715	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANGINO COSMO &		48223-497		9/29/2006	Family	99	No	No		
		12464-663		6/27/1973		40,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/29/2015	415	Re-Roof	5,840					Strip and re-roof.	3/10/2018	Inspected	BS	Barbara S
7/31/1997	451		4,000					DEMO/REBUILD GARAG	2/20/2018	TTL REFUSAL	BS	Barbara S
									1/30/2009	Meas/Inspect	189	PATRIOT
									11/4/1999	Inspected	264	PATRIOT
									9/21/1999	Mailer Sent		
									9/21/1999	Measured	264	PATRIOT
									8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	SCUTTLE. OF=BMT SINK.															
Sty Ht:	2 - 2 Story			A Bath:		Rating:																	
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:	2	Rating:	Fair																
Roof Struct:	2 - Hip			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units 1															
Color:	BEIGE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:		Rating:		Other															
GENERAL INFORMATION				WSFlue:		Rating:		Upper															
Grade:	C - Average			CONDOS INFORMATION				Lvl 2															
Year Blt:	1920			Location:				Lvl 1															
Alt LUC:				Total Units:				Lower															
Jurisdict:				Floor:				Totals	RMs:	11	BRs:	4	Baths:	2	HB								
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				Phys Cond:	AV - Average	31.	%	Interior:	1	5	2												
Avg Ht/FL:	STD			Functional:		%		Additions:	1	6	2												
Prim Int Wal:	2 - Plaster			Economic:		%		Kitchen:															
Sec Int Wall:		%		Special:		%		Baths:															
Partition:	T - Typical			Override:		%		Plumbing:															
Prim Floors:	3 - Hardwood			Total:	31	%		Electric:															
Sec Floors:		%		CALC SUMMARY				Heating:															
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	180.00			General:	2	11	4												
Subfloor:				Size Adj.:	1.12554348			COMPARABLE SALES															
Bsmnt Gar:				Const Adj.:	0.98980200			Rate	Parcel ID	Typ	Date	Sale Price											
Electric:	3 - Typical			Adj \$ / SQ:	200.532																		
Insulation:	2 - Typical			Other Features:	105100																		
Int vs Ext:	S			Grade Factor:	1.00																		
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000																		
Heat Type:	5 - Steam			NBHD Mod:																			
# Heat Sys:	2			LUC Factor:	1.00																		
% Heated:	100			Adj Total:	627971																		
Solar HW:	NO			Depreciation:	194671																		
% Com Wal				Depreciated Total:	433300																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val															
Make:																							
Model:																							
Serial #:																							
Year:																							
Color:																							
SPEC FEATURES/YARD ITEMS				PARCEL ID 007.0-0006-0005.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	20X20	A	AV	1920		21.25	T	40	104			5,100		5,100					
More: N					Total Yard Items:	5,100			Total Special Features:							Total:	5,100						
																				AssessPro Patriot Properties, Inc			
																							